THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745390**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Jamesha Jones Affiant Subscribed and sworn to before me, this 31st day of August, 2023. Notary Public My Commission Expires: 9-2-2024

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 9/2/2024

WARRANTY DEED

Address New Owner: Jordan Nichols and Travis Bradley 1105 Kirkland Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 02 0 169.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Henning and Diane D. Henning, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jordan Nichols and Travis Bradley, spouses married to each other**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 45 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee, being Lot No. 1 on the Plan of the resubdivision of Lot No. 45 on the West half of Lot No. 44 on the Plan of Inglewood Place of record in Plat Book 547, Page 24, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Henning and Diane D. Henning, husband and wife, by Warranty Deed from Brittany D. Foti Britnell (formerly known as Brittany D. Foti) and husband, Stephen Andrew Britnell, of record in Instrument No. 20150727-0073492, in the Register's Office of Davidson County, Tennessee, dated July 23, 2015 and recorded on July 27, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of a Subdivision of Lot No. 45 and the West half of Lot 44 Plan of Inglewood Place, as recorded in Plat Book 332, Page(s) 101 and Plat Book 547, Page 24.

Karen Johnson Davidson County
Batch# 1045695 DEEDWARR
09/05/2023 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230905-0069033

This is improved property located at 1105 Kirkland Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2023.

Charles Henning

Diane D. Henning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Henning and Diane D. Henning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2023.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, DEBORAH DEVINE, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 31, 2023.

Date

Affiant Signature

SEPT 1, 2023

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 1ST day of SEPT, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)